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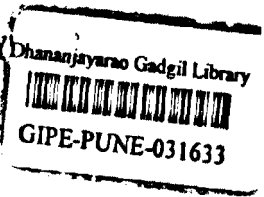
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THE PROBLEM OF  
VALUATION FOR RATING

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# THE PROBLEM OF VALUATION FOR RATING

by

J. R. HICKS, U. K. HICKS

&

C. E. V. LESER

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# CONTENTS

|  |                        |
|--|------------------------|
| <i>Preface</i>   | <i>page vii</i>        |
| <i>Introduction</i>  | 1                      |
| 1. Scope of the enquiry. 2. The inevitability of rates.  |                        |
| <b>PART I. THE HISTORICAL BACKGROUND</b>   | <i>pages 12-32</i>     |
| <i>Chapter I. The traditional basis of assessment</i>  | 12                     |
| 1. The establishment of the rate. 2. Legal principles of valuation. 3. Interpretation of the legal basis. 4. Liability for rates. 5. Varying assessment practices.   |                        |
| <i>Chapter II. Efforts towards reform, 1850-1923</i>   | 18                     |
| 1. Undervaluation in the nineteenth century. 2. Early proposals for reform. 3. The Goschen measures. 4. The official enquiries.  |                        |
| <i>Chapter III. The Chamberlain reforms</i>  | 26                     |
| 1. The rating situation after the war. 2. The Rating and Valuation Act, 1925. 3. Limited effectiveness of reforms. 4. The Central Valuation Committee. 5. The Scottish system.   |                        |
| <b>PART II. UNDERVALUATION IN 1938</b>   | <i>pages 33-69</i>     |
| <i>Chapter I. The Variability of Valuation</i>   | 33                     |
| 1. Nature of the statistical material. 2. Calculating the level of assessment. 3. The selected areas. 4. Comparisons between the selected areas. 5. Comparisons within the selected areas. 6. Levels of assessment for houses of different values. 7. Summary. |                        |
| * <i>Chapter II. Underassessment and rate poundages</i>  | 48                     |
| 1. The general effects of variability in valuation on the spread of rate poundages. 2. Comparisons between the selected areas. 3. Comparisons within the selected areas.   |                        |
| <i>Chapter III. The causes of variability in valuation</i>   | 53                     |
| 1. An old problem or a new one? 2. The old problem reconstructed. 3. The rise in prices of 1914-1920 and the imposition of rent restriction. 4. The pressure of rate poundages.  |                        |
| <i>Chapter IV. The effects of undervaluation on inter-local finances</i>   | 63                     |
| 1. Methods of estimation. 2. The effect on county rate contributions. 3. The effect on block grant allocations. 4. The effect on income tax, Schedule A.   |                        |
| <b>PART III. TOWARDS A NEW BASIS OF VALUATION</b>  | <i>pages 70-90</i>     |
| 1. The problem in the light of the evidence. 2. The reform of valuation machinery. 3. The long-run principles of valuation. 4. How the reforms would have worked in 1938. 5. The actual possibilities of reform.   |                        |
| <i>Chart I. Levels of assessment in wealthy and poor areas</i>   | <i>following p. 90</i> |
| <i>Chart II. (A) Levels of assessment in wealthy and poor areas—<br/>pre-war houses separately</i>   |                        |
| <i>Chart II. (B) Levels of assessment in wealthy and poor areas—<br/>post-war houses separately</i>  |                        |
| <i>Chart III. True rate poundages in wealthy and poor areas</i>  |                        |
| <i>Chart IV. Levels of assessment and true rate poundages</i>  |                        |

## PREFACE

The primary object of this paper is to analyse the present condition of rating valuations of house property, in a manner which has been made possible by the kindness of the Ministry of Health in putting at our disposal the results of an enquiry conducted by them in the years 1937-38. The statistical analysis of this material is given in Part II below. Its use has enabled us to draw, for the first time, a general picture of the valuations which have resulted from present practices in the determination of rateable values, and thus to give our discussion of the problem a firm foundation of fact. We should like to express our gratitude to the Ministry for the confidence which they have shown in entrusting this unpublished material to non-official investigators (a confidence which we trust we have not abused) and for the interest in our enquiry which they have maintained throughout.

The enquiry has been conducted under the auspices of the National Institute of Economic and Social Research, and is a part of the general enquiry into local taxation which my wife and I have been conducting for the Institute. A report on the first part of our enquiry has already been published under the title 'Standards of Local Expenditure'; a third paper, dealing with the Incidence of local rates (rate payments as a percentage of the income of the ratepayer), is planned to follow. We have in fact been led to make the present investigation into valuations as a necessary preliminary to our study of the incidence of rates.

When a work has three authors, a word about the division of labour between them is perhaps called for. Part I, on the Historical Background, is the work of Mrs Hicks; the statistical analysis in Part II is due to Mr Leser. I am responsible for the more economic analysis in Part II, and jointly with my wife for the conclusions as to policy. Mr Leser is not responsible for the recommendations which have been based by his collaborators on the material which he provided.

J. R. H.